

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT PERMIT

NO. DP000523

Issued to: Greater Vancouver Transportation Authority
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 4330 Kingsway, Burnaby BC, V5H 4G8

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Development Permit applies to and only to those lands within the Municipality described below, and any and all buildings, structures and other development thereon:

Address: 2061 Kingsway Avenue

Legal Description: LOT 17 EXCEPT: FIRSTLY: PARCEL “A” (REFERENCE PLAN 11395)
AND SECONDLY: PART SUBDIVIDED BY PLAN 49602; SECTIONS 7
AND 18 BLOCK 6 NORTH RANGE 1 EAST NEW WESTMINSTER
DISTRICT PLAN 10150

P.I.D.: 001-410-636

3. The above property has been designated as a Development Permit Area under Section 9.0 – Development Permit Area in the “Official Community Plan Bylaw, 2013, No. 3838”.
4. “Port Coquitlam Zoning Bylaw, 2008, No. 3630” and “Parking and Development Management Bylaw, 2018, No.4078” are varied, supplemented or both in accordance with the following:
 - a. The form and character of the building, including the siting, height and general design, shall be as shown on drawings numbered DP000523 (1) to DP000523 (5) which are attached hereto and form part of this permit.
 - b. The building and landscaping shall provide the energy conservation, water conservation and GHG emission reduction elements as shown on Schedule A to the drawings which are attached hereto and form part of this permit.

6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit, which shall form a part hereof.
7. This permit shall lapse if the Permittee does not substantially commence the construction permitted by this permit within two years of the (issuance) date of this permit.
8. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
9. This permit is not a building permit.

APPROVED BY THE COMMITTEE OF COUNCIL THE ____ DAY OF _____ 2024.

SIGNED THIS _____ DAY OF _____ 2024.

Mayor

Corporate Officer

I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE TERMS AND
CONDITIONS UPON WHICH THIS PERMIT IS ISSUED.

Applicant (or Authorized Agent or
Representative of Applicant)

PORT COQUITLAM TRANSIT CENTRE BUS WASH REPLACEMENT BUILDING

PROPOSAL: TO REPLACE EXISTING BUS WASH CANOPY FACILITY WITH NEW BUS WASH BUILDING WITH ENCLOSED BUS WASH AREA, DETAILED CLEANING AREA AND STAFF SUPPORT AREAS.

CIVIC ADDRESS: 2061 Kingsway Ave, Port Coquitlam, BC
 LEGAL ADDRESS: Lot 17 Except :
 Firstly: Parcel A (Reference Plan 11395) and
 Secondly : Part Subdivided by Plan 49602;
 Sections 7 and 18 Block 6 North Range 1
 East New Westminster District Plan 10150

OCP DESIGNATION: IH
 ZONING: M2
 MAXIMUM LOT COVERAGE: 60%

SITE AREA: 62,043 M2
 PERMITTED LOT COVERAGE: 37,226 M2
 EXISTING BUILDING LOT COVERAGE
 MAINTENANCE BUILDING: 5,895 M2
 FUEL SERVICE: 393 M2
 EXISTING BUS WASH CANOPY: 370 M2 (TO BE REMOVED)
 EXISTING TOTAL LOT COVERAGE: 6,658 M2
 PROPOSED BUS WASH LOT COVERAGE: 823 M2

PROPOSED TOTAL LOT COVERAGE: 7,111 M2 11.5 %

MAX BUILDING HEIGHT NO MAXIMUM
 EXISTING BUILDING HEIGHT 8.8M
 PROPOSED BUILDING HEIGHT 7.4M

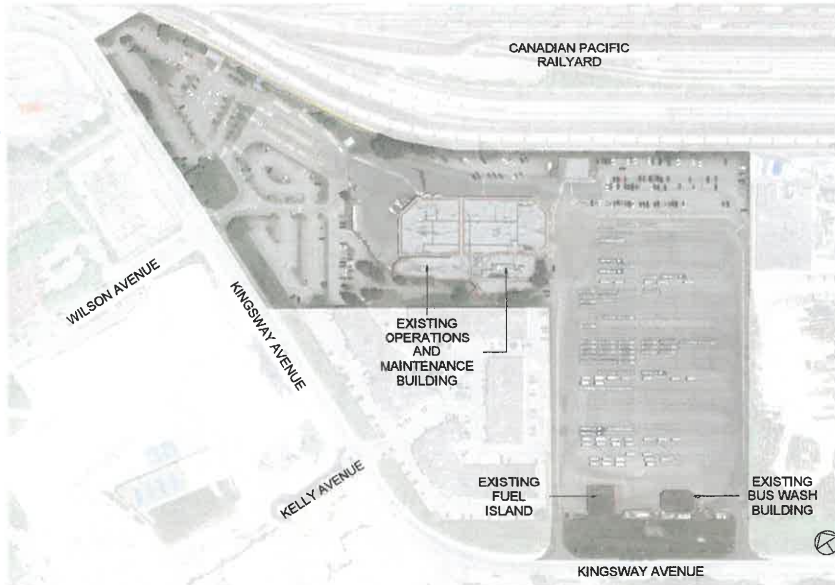
EXISTING FLOOR AREA
 MAINTENANCE BUILDING: 6,171 M2
 FUEL SERVICE: 393 M2
 PROPOSED BUS WASH : 823 M2
 PROPOSED FLOOR AREA: 7,387 M2

PROPOSED FLOOR AREA RATIO: 0.12 : 1

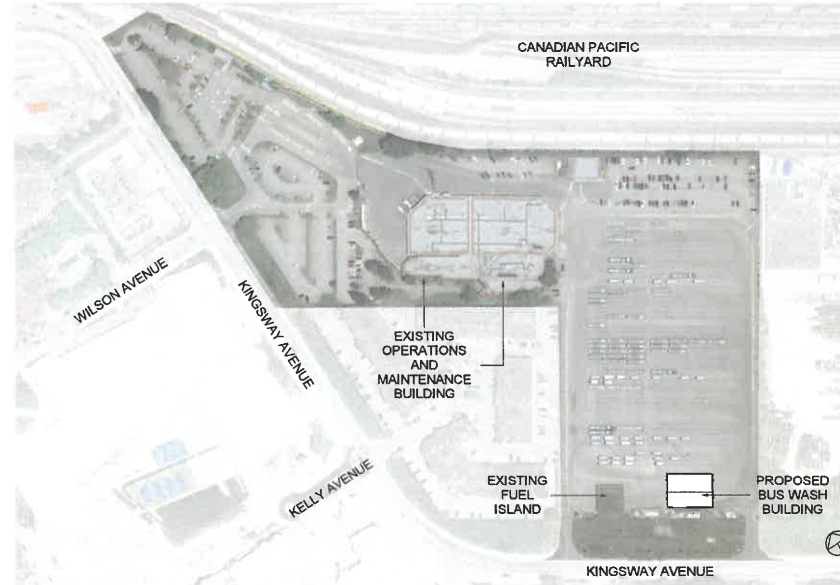


DRAWING LIST	
NO.	NAME
DP-A00	COVER SHEET
DP-A01	EXISTING AND PROPOSED CODE PLANS & DATA
DP-A11	PROPOSED SITE PLAN
W0213-001-TOPO001-1 OF 3	TOPOGRAPHIC SURVEY PLAN
W0213-001-TOPO001-2 OF 3	TOPOGRAPHIC SURVEY PLAN
W0213-001-TOPO001-3 OF 3	TOPOGRAPHIC SURVEY PLAN (Excluded)
DP-A21	PROPOSED, DEMOLITION PLANS AND SECTIONS - BUS WASH
DP-A22	PROPOSED BUILDING ELEVATIONS AND 3D VIEWS - BUS WASH

DP000523 (1)



EXISTING SITE PLAN



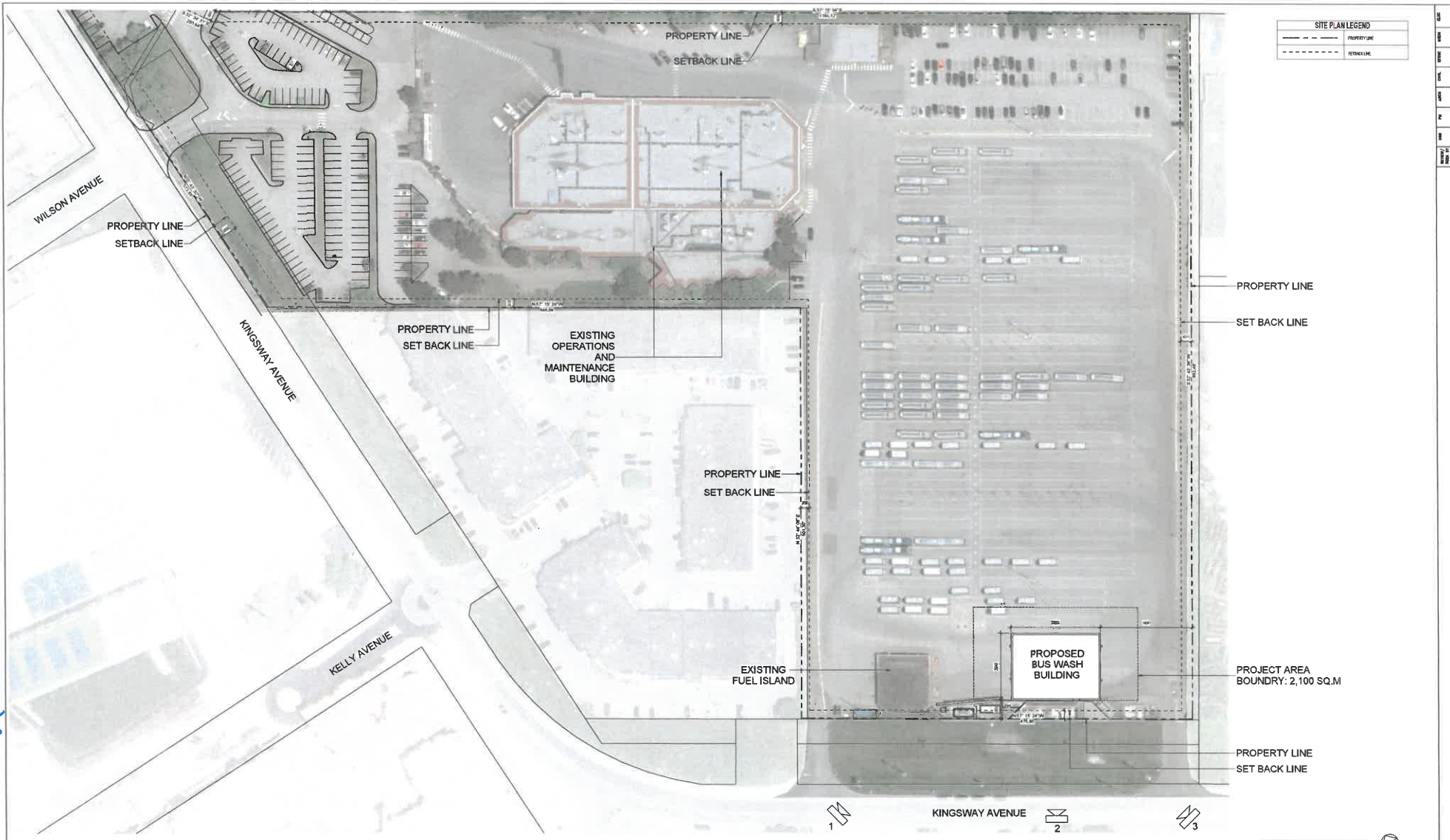
PROPOSED SITE PLAN

DESIGNED		DRAWN		CHECKED		APPROVAL		REFERENCE DRAWING				REVISIONS				REVISIONS						
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NUMBER	DESCRIPTION	DATE	BY	DESCRIPTION	REV	DATE	BY	DESCRIPTION	REV	DATE	BY	DESCRIPTION	REV	
										2022-07-11	JR	ISSUED FOR DP - BUS WASH	0									



ARCHITECTURE 49





SITE PLAN LEGEND	
---	PROPERTY LINE
---	PROPERTY LINE
---	SETBACK LINE

DP000523 (2)

SITE PLAN _ PROPOSED BUILDINGS ON EXISTING CONDITIONS



1. CONTEXT STREET VIEW - SOUTHWEST



2. CONTEXT STREET VIEW - SOUTH



3. CONTEXT STREET VIEW - SOUTHEAST



4. CONTEXT STREET VIEW - OVERALL

DESIGNED	DRAWN	CHECKED	APPROVAL	REFERENCE DRAWING				REVISIONS							
				NUMBER	DESCRIPTION	DATE	BY	DESCRIPTION	REV	DATE	BY	DESCRIPTION	REV		
						2022.07.13	JR	ISSUED FOR I.P. - FINAL MARK							



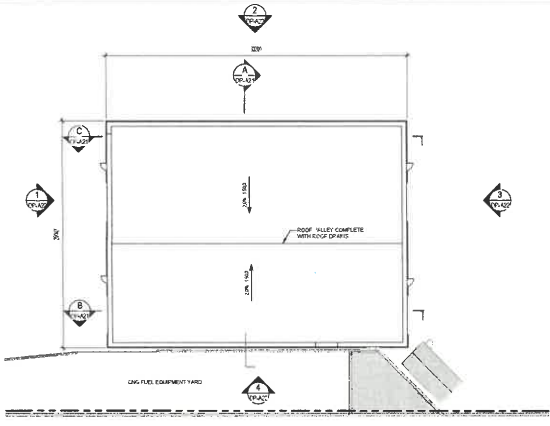
ARCHITECTURE | 49
 497 WEST GEORGE, SUITE 200
 VANCOUVER BRITISH COLUMBIA CANADA V6Z 2R1
 TEL: 604-683-9362 | WWW.WSP.COM

wsp
 3300-860 JONES STREET
 VANCOUVER BRITISH COLUMBIA CANADA V6Z 2R1
 TEL: 604-683-9362 | WWW.WSP.COM

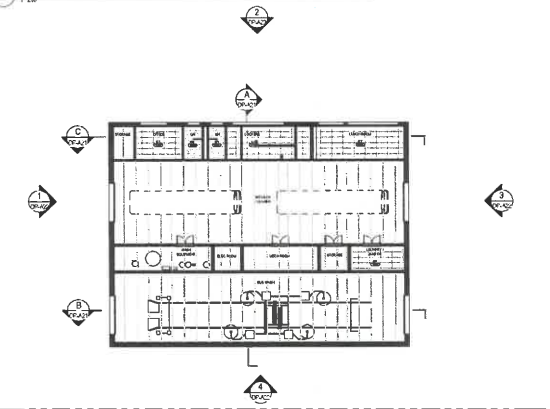
TRANS LINK
 SOUTH COAST BRITISH COLUMBIA
 TRANSPORTATION AUTHORITY (BCRTA)
 400-1077 Highway Street,
 New Westminster, B.C. V3L 5E7

CONTRACT NO. CW2238693
 PORT COQUITLAM TRANSIT CENTRE
 PROPOSED SITE PLAN

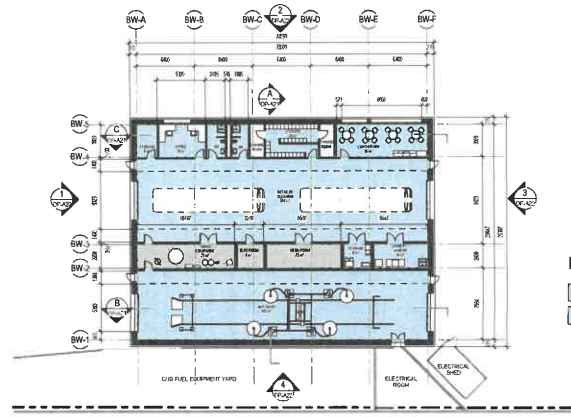
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4 ROOF PLAN - BUS WASH _ PROPOSED GROUND FLOOR
1:20



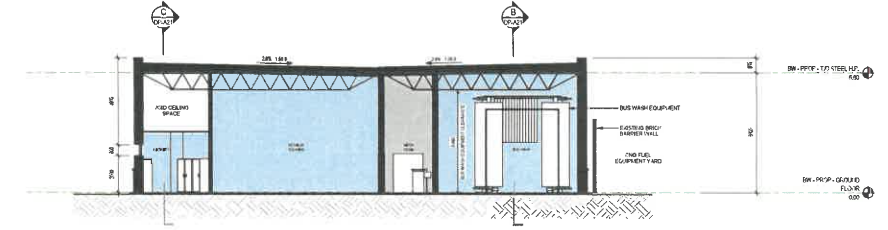
3 REFLECTED CEILING PLAN - BUS WASH _ PROPOSED GROUND FLOOR
1:20



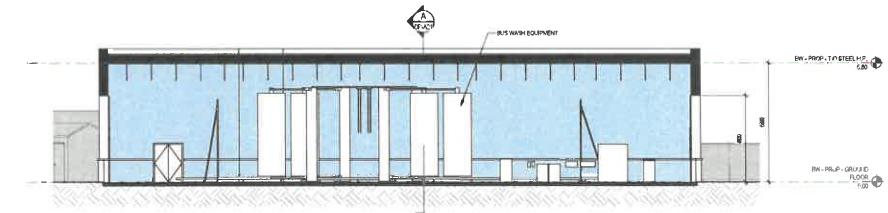
2 FLOOR PLAN - BUS WASH _ PROPOSED GROUND FLOOR
1:20

DEPARTMENT LEGEND

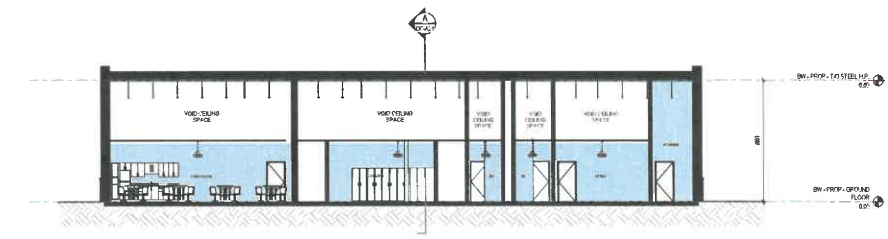
- BUILDING SERVICES
- YARD OPERATIONS



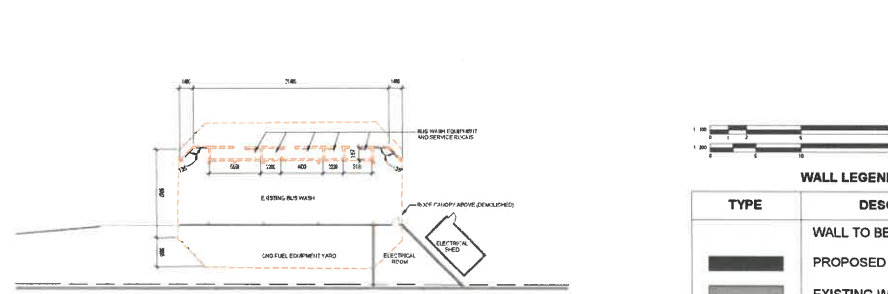
A SECTION A _ BUS WASH
1:10



B SECTION B _ BUS WASH
1:10



C SECTION C _ BUS WASH
1:10



1 FLOOR PLAN - BUS WASH _ DEMOLITION GROUND FLOOR
1:20



WALL LEGEND

TYPE	DESCRIPTION
	WALL TO BE DEMOLISHED
	PROPOSED WALL
	EXISTING WALL

17000523 (4)

DESIGNED	DRAWN	CHECKED	APPROVAL	REFERENCE DRAWINGS				REVISIONS							
				NUMBER	DESCRIPTION	DATE	BY	DESCRIPTION	REV	DATE	BY	DESCRIPTION	REV		



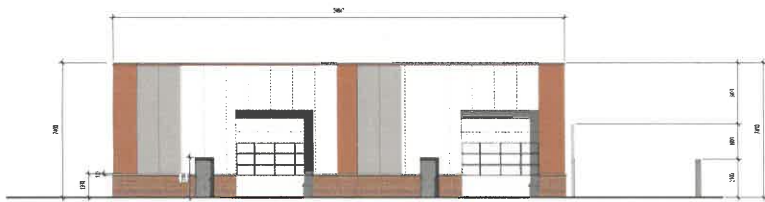
ARCHITECTURE | 49

WSP
100-840 HOME STREET
VANCOUVER BRITISH COLUMBIA V6C 2E3
TEL: (604) 455-5311 | WWW.WSP.CA

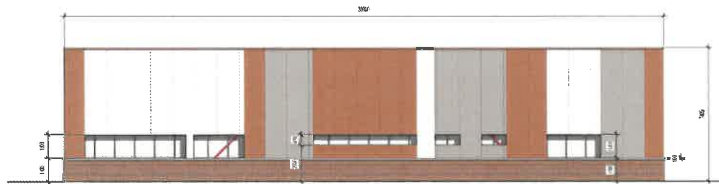


CONTRACT NO. CW2238693
PORT COQUITLAM TRANSIT CENTRE
PROPOSED, DEMOLITION PLANS AND
SECTIONS - BUS WASH

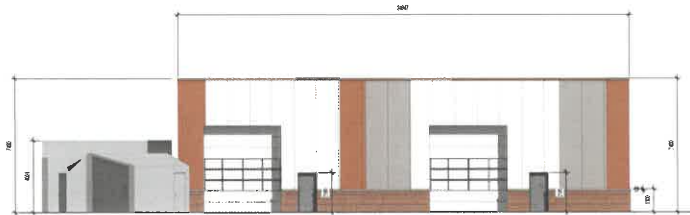
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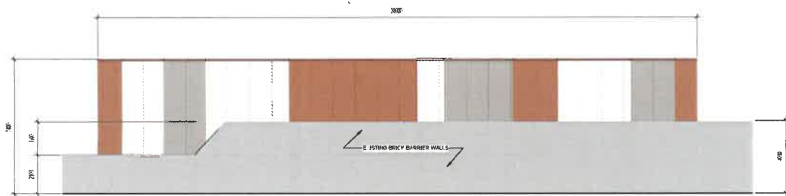
1 WEST ELEVATION _ BUS WASH
1:100



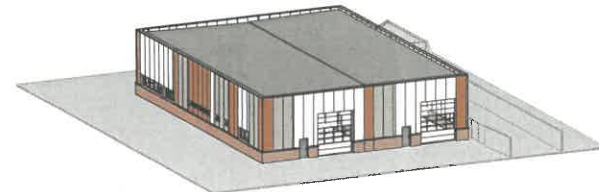
2 NORTH ELEVATION _ BUS WASH
1:100



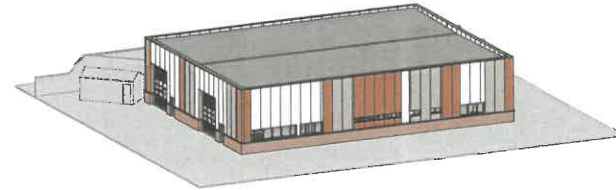
3 EAST ELEVATION _ BUS WASH
1:100



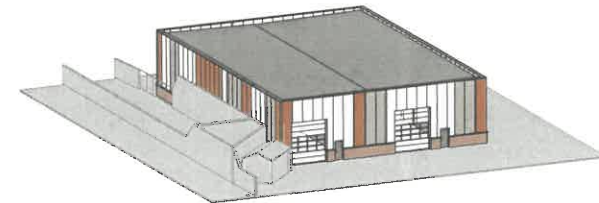
4 SOUTH ELEVATION _ BUS WASH
1:100



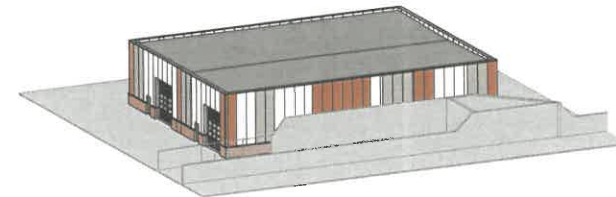
5 3D VIEW WEST _ BUS WASH



6 3D VIEW NORTH _ BUS WASH



7 3D VIEW EAST _ BUS WASH



8 3D VIEW SOUTH _ BUS WASH

TYPE	FINISH LEGEND
IMP - 01	PERFORATED METAL PANEL - UNFINISHED FINISH CONCRETE WALLS TO BE FINISHED WITH STRUCTURAL STEEL SUPPORT SYSTEM - HORIZONTAL BEAMS TO BE COATED WITH STRUCTURAL STEEL COLUMN
IMP - 02	PERFORATED METAL PANEL - FINISH WHITE FINISH CONCRETE WALLS TO BE FINISHED WITH STRUCTURAL STEEL SUPPORT SYSTEM - HORIZONTAL BEAMS TO BE COATED WITH STRUCTURAL STEEL COLUMN
IMP - 03	PERFORATED METAL PANEL - UNFINISHED FINISH CONCRETE WALLS TO BE FINISHED WITH STRUCTURAL STEEL SUPPORT SYSTEM - HORIZONTAL BEAMS TO BE COATED WITH STRUCTURAL STEEL COLUMN
BRK - 01	BRICKWORK - COLours TO MATCH EXISTING FINISH 100MM BRICK TO BE FINISHED WITH CONCRETE WALLS TO BE FINISHED WITH STRUCTURAL STEEL COLUMN

DP00523
 (15)

DESIGNED	DRAWN	CHECKED	APPROVAL	REFERENCE DRAWING				REVISIONS				REVISIONS							
				NUMBER	DESCRIPTION	DATE	BY	DESCRIPTION	REV	DATE	BY	DESCRIPTION	REV	DATE	BY	DESCRIPTION	REV		



ARCHITECTURE | 49
 49 WEST BROADWAY
 VANCOUVER BRITISH COLUMBIA CANADA V6C 4E4
 TEL: 604 681 5822 | WWW.WSP.COM

wsp
 1000 WEST HURON STREET
 VANCOUVER BRITISH COLUMBIA V6C 3E7
 TEL: 604 681 5822 | WWW.WSP.COM

TRANS LINK
 8000 COWIERS BAY DRIVE
 VANCOUVER BRITISH COLUMBIA V6C 3E7
 TEL: 604 681 5822 | WWW.WSP.COM

CONTRACT NO. CW2238693	
PORT COQUITLAM TRANSIT CENTRE PROPOSED BUILDING ELEVATIONS AND 3D VIEWS - BUS WASH	
SCALE 1:100	DRAWING NO. CW2238693 DP-A22 REV. NO. 0

Schedule A

Energy Conservation:

Conservation Measure	Verification Method
Building design to meet BC Energy Step Code step as required by the Building and Plumbing Bylaw	BP stage; staff review of building plans
Installation of high-speed overhead doors to reduce heat loss	BP stage; written confirmation by Architect along with staff review of BP submission
All roofs are to be light in colour to minimize solar heat gain	BP stage; written confirmation by Architect along with staff review of BP submission
Building will utilize LED lighting fixtures to reduce energy consumption	BP stage; written confirmation by Architect

Water conservation:

Conservation Measure	Verification Method
Use of low-flow plumbing fixtures for staff facilities	BP stage; staff review of building plans and inspections
Bus wash will incorporate wastewater reclamation system to reduce water consumption	BP stage; staff review of building plans and inspections
Soil/grit and oil interceptors will be installed	BP stage; staff review of building plans and inspections

GHG Reduction:

Conservation Measure	Verification Method
Building will utilize electric hair handling unit and domestic hot water unit heaters to reduce GHG emissions	BP stage; written confirmation by Architect along with staff review of BP submission
Building will utilize materials with low volatile organic compound off-gassing potential	BP stage; written confirmation by Architect along with staff review of BP submission

per OCP Sec. 9.11 Environmental Conservation DPA designation